# Scarborough Community Center Feasibility Study

Utile, Inc. November 20th, 2023



### Agenda

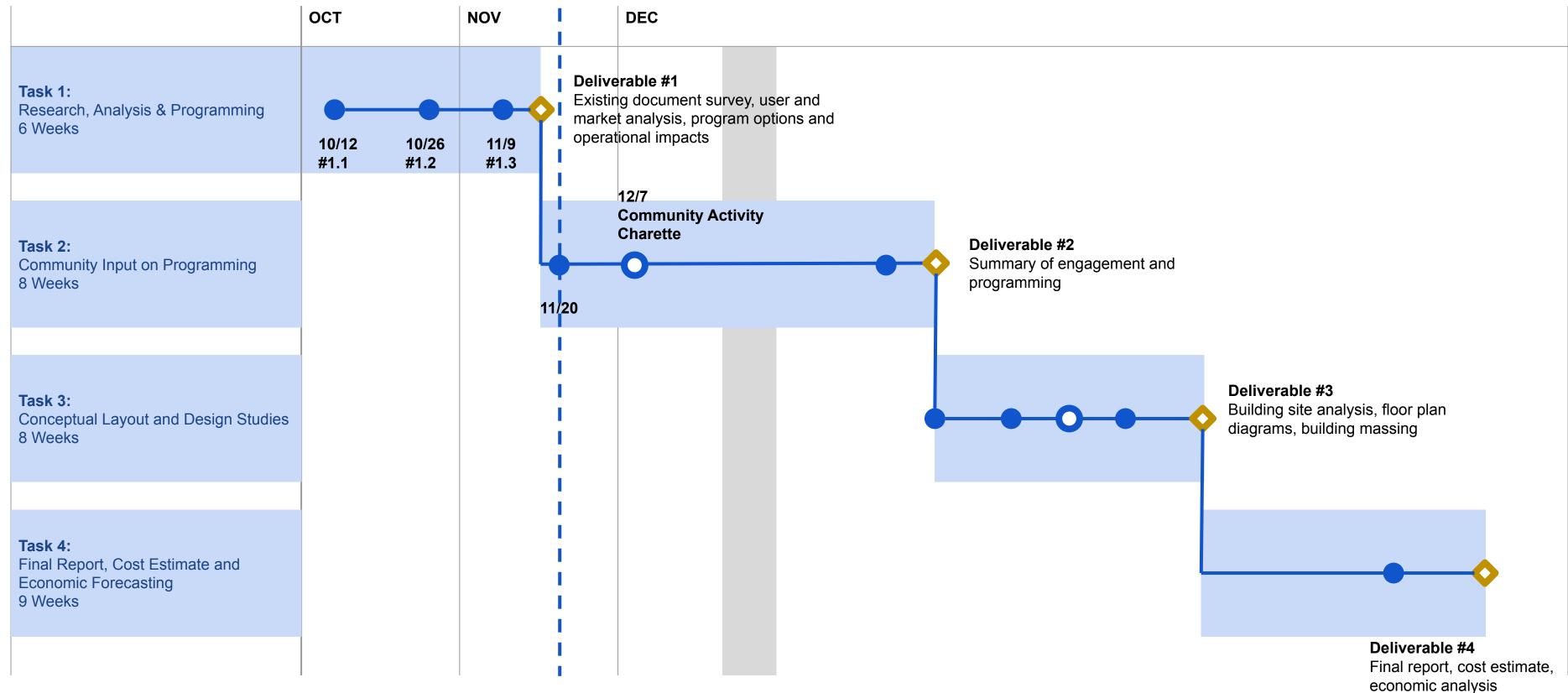
Design Meeting November 20th, 2023, 7pm

- 1. Schedule Review
- 2. Review preliminary program including area
- 3. Community Activity Charrette Thursday, December 7th

Scarborough High School and Middle School Adult community at the Hub Drop-in Session at the Hub

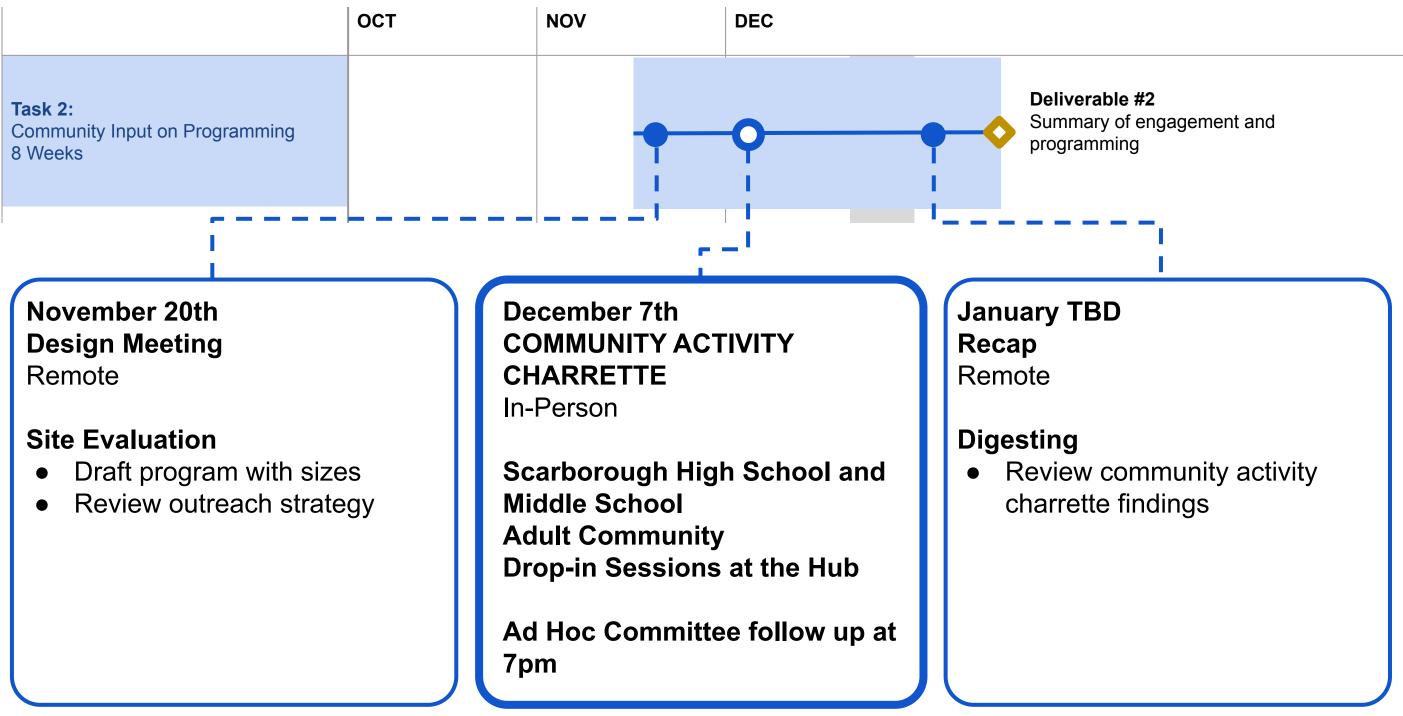
4. Next Steps

### Timeline



### Task 2

### **Community Input on Programming**



			Unit SF	Num.	Subtotal	Gross
Entry Lobby					1,600	2,080
Lobby		Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe	1,000	1	1,000	
Reception Desk		2-3 Workstations for greeting and membership inquiries	100	1	100	
Storage			80	1	80	
Cafe		Leased concession space	300	1	300	
WCs		WCs in proximity to lobby	60	2	120	
Sports and Fitness					23,210	26,692
Gymnasium	۲	Indoor athletic space suitable for pickup basketball, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special events	13,990	1	13,990	
Walking Track		Elevated walking track - oval or meandering	4,570	1	4,570	
Cardio and Freeweights	۲	Strength training equipment and lifting benches, cardio machines, free weights	2,500	1	2,500	
Fitness Studio	•	A flexible room for group fitness, yoga, Pilates classes, storage and cubbies in room	1,200	1	1,200	
Fitness Storage			100	1	100	
Gymnasium Storage			500	1	500	
Athletic Office			150	1	150	
First Aid			150	1	150	
AV Closet			50	1	50	
Aquatics					19,708	22,664
Lap pool	۲	25 yard, 8 Lane short course competition pool	8,208	1	8,208	
Secondary Pool	۲	Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters	7,000	1	7,000	
Rinse Showers		Rinse off zone	350	1	350	
Spectator Seating		Provided inside aquatics space	1,000	1	1,000	
Waiting Area		Waiting area for parents with children in swim lessons. Climate controlled	350	1	350	
Mechanical		Pool equipment and pumps	2,000	1	2,000	
Storage		Pool equipment and swimming aids	500	1	500	
Lifeguard Room			150	1	150	
Aquatics Offices			150	1	150	

Gross Building SF: 61,00 SF - 73,900 SF

		Unit SF	Num.	Subtotal	Gross
Community				6,825	8,873
Multipurpose Rooms	A large, flexible interior space with subdividing partitions with flexible furniture for seminars or catered events	1,000	3	3,000	
Multipurpose Room Storage	Storage for tables and chairs	200	3	600	
Meeting Rooms	Small to medium conference rooms for small group meetings	250	2	500	
Catering Kitchen	A warming kitchen for catered events	225	1	225	
Multi-generational game room	An area with both soft and hard seating with flexible gaming tables for people of all ages to play tabletop, arcade and pool hall style games	1,500	1	1,500	
Child Watch	Drop-off child care for patrons at the facility	1,000	1	1,000	
Support Spaces				8,350	10,855
Locker Rooms / Showers	Locker rooms with day/long term lockers, showers and WCs	1,800	2	3,600	
Family Cabanas	Family locker rooms with shower and WC	250	2	500	
Single User WCs		60	4	240	
Multi-user WCs		300	2	600	
Loading/Receiving		200	1	200	
Mechanical / Boiler		1,500	1	1,500	
Electrical		500	1	500	
Tel/Data		250	1	250	
Trash		200	1	200	
Janitor		80	2	160	
Storage Closets		200	3	600	
Scarborough Community Services				2,100	2,730
Workstations			6	600	
Offices		130	2	260	
Meeting		250	1	250	
Project Layout		250	1	250	
Kitchenette / Break Room		300	1	300	
WC / Changing		60	2	120	
Laundry		80	1	80	
Storage		240	1	240	

				Subtotal	Gross					Subtotal	Gros
Entry Lobby				1,600	2,080	Community				6,825	8,
Lobby	Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe	1,000	1	1,000 、		Community	A large, flexible interior space with subdividing partitions with le furniture for seminars or catered events	1,000	3	3,000	0,
Reception Desk	2-3 Workstations for greeting and membership inquiries	100	1	100		obby size is flexi		1,000	3	3,000	
Storage		80	1	80		JUDY SIZE IS HEAT	ge for tables and chairs	200	3	600	
Cafe	Leased concession space	300	1	300				050	0	500	
WCs	WCs in proximity to lobby	60	2	120		Meeting Rooms	Small to medium conference rooms for small group meetings	250	2	500	
Sports and				23,210	26,692	Catering Kitchen	A warming kitchen for catered events	225	1	225	
Symi	Indoor athletic space suitable for pick     tumbling, cheer, pickleball,     Assumes lobby		1	13,990		Multi-generational game room	An area with both soft and hard seating with flexible gaming tables for people of all ages to play tabletop, arcade and pool hall style games	1,500	1	1,500	
Nalk Cafe car	n share some 🔤 reception also serv	/es	1	4,570		Child Watch	Drop-off child care for patrons at the facility	1,000	1	1,000	
Card Space W	rith lobby SCS					Support Spaces				8,350	10
Freevelog			1	2,500		Locker Rooms / Showers	Locker rooms with day/long term lockers, showers and WCs	1,800	2	3,600	
- itness Studio	<ul> <li>A flexible room for group fitness, yoga, Pilates classes, storage and cubbies in room</li> </ul>	1,200	1	1,200		Family Cabanas	Family locker rooms with shower and WC	250	2	500	
itness Storage		100	1	100		Single User WCs		60	4	240	
Gymnasium Storage		500	1	500		Multi-user WCs		300	2	600	
Athletic Office		150	1	150		Loading/Receiving		200	1	200	
First Aid		150	1	150		Mechanical / Boiler		1,500	1	1,500	
AV Closet		50	1	50		Electrical		500	1	500	
Aquatics				19,708	22,664	Tel/Data		250	1	250	
ap pool	<ul> <li>25 yard, 8 Lane short course competition pool</li> </ul>	8,208	1	8,208		Trash		200	1	200	
Papandan ( Daal	<ul> <li>Secondary Pool with zero depth entry, wading pool, and multi-use</li> </ul>	7 000	4	7 000		Janitor		80	2	160	
Secondary Pool	area with warmer waters       Rinse off zone	7,000	1	7,000		Storage Closets		200	3	600	
Rinse Showers Spectator Seating		1,000	1	350		Scarborough Community Services				2,100	2
specialor Sealing	Provided inside aquatics space Waiting area for parents with children in swim lessons. Climate	1,000	I	1,000		Workstations			6	600	۷.
Vaiting Area	controlled	350	1	350		Offices		130	2	260	
lechanical	Pool equipment and pumps	2,000	1	2,000		Meeting		250	1	250	
torage	Pool equipment and swimming aids	500	1	500		Project Layout		250	1	250	
ifeguard Room		150	1	150		Kitchenette / Break		200	I	230	
Aquatics Offices		150	1	150		Room		300	1	300	
						WC / Changing		60	2	120	
						Laundry		80	1	80	
						Storage		240	1	240	

					Subtotal	Gross
Entry Lobby					1,600	2,080
Lobby		Main entry and gathering space with community and recreation spaces a Options for gym	n sizes		1,000	
Reception Desk		2-3 Workstations for greeting and m and walking tra	ck layoı	ut	100	
Storage		on following slid			80	
Cafe		Leased concession space			300	
WCo		WCe in preximity to lobby	60	2	120	
Sports and Fitness					23,210	26,692
	۲	Indoor athletic space suitable for pickup bask boall, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special				
Gymnasium		events	13,990	1	13,990	
Walking Track		Elevated walking track - oval or meandering	4,570	1	4,570	
Cardio and Freeweights	۲	Strength training equipment and lifting benches, cardio machines, free weights	2,500	1	2,500	
Fitness Studio	•	A flexible room for group fitness, yoga, Pilates classes, storage and cubbies in room	1,200	1	1,200	
Fitness Storage			100	1	100	
Gymnasium Storage			500	1	500	
Athletic Office			150	1	150	
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AV Closet			50	1	50	
Aquatics					19,700	22,004
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Secondary Pool	۲	Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters	7,000	1	7,000	
Rinse Showers		Rinse off zone	350	1	350	
Spectator Seating		Provided inside aquatics space	1,000	1	1,000	
Waiting Area		Waiting area for parents with children in swim lessons. Climate controlled	350	1	350	
Mechanical		Pool equipment and pumps	2,000	1	2,000	
Storage		Pool equipment and swimming aids	500	1	500	
Lifeguard Room			150	1	150	
Aquatics Offices			150	1	150	

				Subtotal	Gross
Community				6,825	8,873
Multipurpose Rooms	A large, flexible interior space with subdividing partitions with flexible furniture for seminars or catered events	1,000	3	3,000	
Multipurpose Room Storage	Storage for tables and chairs	200	3	600	
Meeting Rooms	Small to medium conference rooms for small group meetings	250	2	500	
Catering Kitchen	A warming kitchen for catered events	225	1	225	
Multi-generational game room	An area with both soft and hard seating with flexible gaming tables for people of all ages to play tabletop, arcade and pool hall style games	1,500	1	1,500	
Child Watch	Drop-off child care for patrons at the facility	1,000	1	1,000	
Support Spaces				8,350	10,855
Locker Rooms / Showers	Locker rooms with day/long term lockers, showers and WCs	1,800	2	3,600	
Family Cabanas	Family locker rooms with shower and WC	250	2	500	
Single User WCs		60	4	240	
Multi-user WCs		300	2	600	
Loading/Receiving		200	1	200	
Mechanical / Boiler		1,500	1	1,500	
Electrical		500	1	500	
Tel/Data		250	1	250	
Trash		200	1	200	
Janitor		80	2	160	
Storage Closets		200	3	600	
Scarborough Community Services				2,100	2,730
Workstations			6	600	
Offices		130	2	260	
Meeting		250	1	250	
Project Layout		250	1	250	
Kitchenette / Break Room		300	1	300	
WC / Changing		60	2	120	
Laundry		80	1	80	
Storage		240	1	240	

Entry Lobby						
					1,600	2,080
_obby		Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe	1,000	1	1,000	
Reception Desk		2-3 Workstations for greeting and membership inquiries	100	1	100	
Storage			80	1	80	
Cafe		Leased concession space	300	1	300	
NCs		WCs in proximity to lobby	60	2	120	
Sports and Fitness					23,210	26,69
Gymnasium	۲	Indoor athletic space suitable for pickup basketball, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special events	13,990	1	13,990	
Nalking Track		Elevated walking track - oval or meandering	4,570	1	4,570	
Cardio and Freeweights	۲	Strength training equipment and lifting benches, cardio machines, free weights	2,500	1	2,500	
Fitness Studio	۲	A flexible room for group fitness, yoga, Pilates classes, storage and cubbies in room	1,200	1	1,200	
-itness Storage			100	1	100	
Gymnasium Storage		Sample pool layouts	500	1	500	
Athletic Office		on following slides	150	1	150	
First Aid			150	1	150	
AV Closet			50	1	50	
Aquatics					19,708	22,66
_ap pool	ullet	25 yard, 8 Lane short course competition pool	8,208	1	8,208	
Secondary Pool	ullet	Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters	7,000	1	7,000	
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Spectator Seating		Provided inside aquatics space	1,000	1	1,000	
Naiting Area		Waiting area for parents with children in swim lessons. Climate controlled	350	1	350	
Mechanical		Pool equipment and pumps	2,000	1	2,000	
Storage		Pool equipment and swimming aids	500	1	500	
_ifeguard Room				1	150	
Aquatics Offices		Spectator seating potentially on		1	150	

#### Community А fle Multipurpose Rooms Multipurpose Room St Storage Meeting Rooms Sn Catering Kitchen A١ Ar Multi-generational game tal room st Child Watch Dr Support Spaces Locker Rooms / Showers L Family Cabanas F Single User WCs Multi-user WCs Loading/Receiving Mechanical / Boiler Electrical Tel/Data Trash Janitor Storage Closets Scarborough **Community Services** Workstations Offices Meeting Project Layout Kitchenette / Break Room WC / Changing Laundry Storage

			Subtotal	Gross
			6,825	8,873
A large, flexible interior space with subdividing partitions with flexible furniture for seminars or catered events	1,000	3	3,000	
Storage for tables and chairs	200	3	600	
Small to medium conference rooms for small group meetings	250	2	500	
A warming kitchen for catered events	225	1	225	
An area with both soft and hard seating with flexible gaming ables for people of all ages to play tabletop, arcade and pool hall style games	1,500	1	1,500	
Drop-off child care for patrons at the facility	1,000	1	1,000	
			8,350	10,855
Locker rooms with day/long term lockers, showers and WCs	1,800	2	3,600	
Family locker rooms with shower and WC	250	2	500	
	60	4	240	
	300	2	600	
	200	1	200	
	1,500	1	1,500	
	500	1	500	
	250	1	250	
	200	1	200	
	80	2	160	
	200	3	600	
			2,100	2,730
		6	600	
	130	2	260	
	250	1	250	
	250	1	250	
	300	1	300	
	60	2	120	
	80	1	80	
	240	1	240	

					Subtotal	Gross	(	following slides			Subtotal	Gross
Entry Lobby							Community				6,825	8,873
Lobby		Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe			g room and		Multipurpose Rooms	A large, flexible interior space with subdividing partitions with flexible furniture for seminars or catered events	1,000	3	3,000	,
Reception Desk		2-3 Workstations for greeting and membership inquiries	hı	ıddle	rooms shov	vn	Multipurpose Room		1,000	5	3,000	
Storage			or	n follo	wing slides		Storage	Storage for tables and chairs	200	3	600	
Cafe		Leased concession space			<b>C</b>				050	0	500	
WCs		WCs in proximity to lobby	60	2	120		Meeting Rooms	Small to medium conference rooms for small group meetings	250	2	500	
Sports and Fitness					23,210	26,692	Catering Kitchen	A warming kitchen for catered events	225	1	225	
Gymnasium	۲	Indoor athletic space suitable for pickup basketball, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special events		ame r	oom size		Multi-generational game room	An area with both soft and hard seating with flexible gaming tables for people of all ages to play tabletop, arcade and pool hall style games	1,500	1	1,500	
Walking Track		Elevated walking track - oval or meandering	∠ sh	iown	on following		Child Watch	Drop-off child care for patrons at the facility	1,000	1	1,000	
Cardio and Freeweights	۲	Strength training equipment and lifting benches, cardio machines, free weights		de			Support Spaces				8,350	10,854
	(•)	A flexible room for group fitness, yoga, Pilates classes, storage					Locker Rooms / Showers	Locker rooms with day/long term lockers, showers and WCs	1,800	2	3,600	
Fitness Studio	G	and cubbies in room	1,200	1	1,200		Family Cabanas	Family locker rooms with shower and WC	250	2	500	
Fitness Storage			100	1	100		Single User WCs		60	4	240	
Gymnasium Storage			500	1	500		Multi-user WCs		300	2	600	
Athletic Office			150	1	150		Loading/Receiving		200	1	200	
First Aid			150	1	150		Mechanical / Boiler		1,500	1	1,500	
AV Closet			50	1	50		Electrical		500	1	500	
Aquatics					19,708	22,664	Tel/Data		250	1	250	
Lap pool	۲	25 yard, 8 Lane short course competition pool	8,208	1	8,208		Trash		200	1	200	
Secondary Pool	۲	Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters	7,000	1	7,000		Janitor		80	2	160	
Rinse Showers		Rinse off zone	350	1	350		Storage Closets Scarborough		200	3	600	
Spectator Seating		Provided inside aquatics space	1,000	1	1,000		Community Services				2,100	2,730
Waiting Area		Waiting area for parents with children in swim lessons. Climate controlled	350	1	350		Workstations			6	600	
Mechanical		Pool equipment and pumps	2,000	1	2,000		Offices		130	2	260	
Storage		Pool equipment and swimming aids	500	1	500		Meeting		250	1	250	
Lifeguard Room			150	1	150		Project Layout Kitchenette / Break		250	1	250	
Aquatics Offices			150	1	150		Room		300	1	300	
					, ,		WC / Changing		60	2	120	
							Laundry		80	1	80	
							Storage		240	4	240	

#### Multipurpose room layout shown on following slides

					Subtotal	Gross	
Entry Lobby					1,600	2,080	Community
Lobby		Main entry and gathering space with flexible furniture, access to community and recreation spaces and cafe	1,000	1	1,000		
Reception Desk		2-3 Workstations for greeting and membership inquiries	100	1	100		Multipurpose Rooms
Storage			80	1	80		Multipurpose Room Storage
Cafe		Leased concession space	300	1	300		
WCs		WCs in proximity to lobby	60	2	120		Meeting Rooms
Sports and Fitness					23,210	26,692	Catering Kitchen
Gymnasium	۲	Indoor athletic space suitable for pickup basketball, gymnastics, tumbling, cheer, pickleball, volleyball, batting practice, special events	13,990	1	13,990		Multi-generational game room
Walking Track		Elevated walking track - oval or meandering	4,570	1	4,570		Child Watch
Cardio and Freeweights	۲	Strength training equipment and lifting benches, cardio machines, free weights	2,500	1	2,500		Support Spaces
Fitness Studio	۲	A flexible room for group fitness, yoga, Pilates classes, storage and cubbies in room	1,200	1	1,200		Locker Rooms / Showers Family Cabanas
Fitness Storage			100	1	100		Single User WCs
Gymnasium Storage			Assume	es se	eparate mu	lti	Multi-user WCs
Athletic Office					oms for		Loading/Receiving
First Aid						onto	Mechanical / Boiler
AV Closet			_		e room eve		Electrical
Aquatics			instead	ot s	haring lock	ter	Tel/Data
Lap pool	۲	25 yard, 8 Lane short course competition pool	room W	/Cs			Trash
Secondary Pool	۲	Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters	7,000	1	7,000		Janitor
Rinse Showers		Rinse off zone	350	1	350		Storage Closets Scarborough
Spectator Seating		Provided inside aquatics space	1,000	1	1,000		Community Services
Waiting Area		Waiting area for parents with children in swim lessons. Climate controlled	350	1	350		Workstations
Mechanical		Pool equipment and pumps	2,000	1	2,000		Offices
Storage		Pool equipment and swimming aids	500	1	500		Meeting
Lifeguard Room			150	1	150		Project Layout Kitchenette / Break
Aquatics Offices			150	1	150		Room
			, I				WC / Changing

Laundry Storage

			Subtotal	Gross
			6,825	8,873
A large, flexible interior space with subdividing flexible furniture for seminars or catered events		) 3	3,000	
Storage for tables and chairs	200	) 3	600	
Small to medium conference rooms for small g	roup meetings 250	2	500	
Shared aquatics	225	5 1	225	
and gymnasium	exible gaming rcade and pool hall			
locker rooms	1,500	) 1	1,500	
	1,000	1	1,000	
			8,350	10,855
Locker rooms with day/long term lockers, show	vers and WCs 1,800	2	3,600	
Family locker rooms with shower and WC	250	2	500	
	60	) 4	240	
	300	2	600	
	200	) 1	200	
	1,500	) 1	1,500	
	500	0 1	500	
	250	1	250	
	200	1	200	
	80	2	160	
	200	3	600	
			2,100	2,730
		6	600	2,750
	130		260	
	250		250	
	250		250	
		•		
	300	) 1	300	
	60	2	120	
	80	) 1	80	
	240	) 1	240	

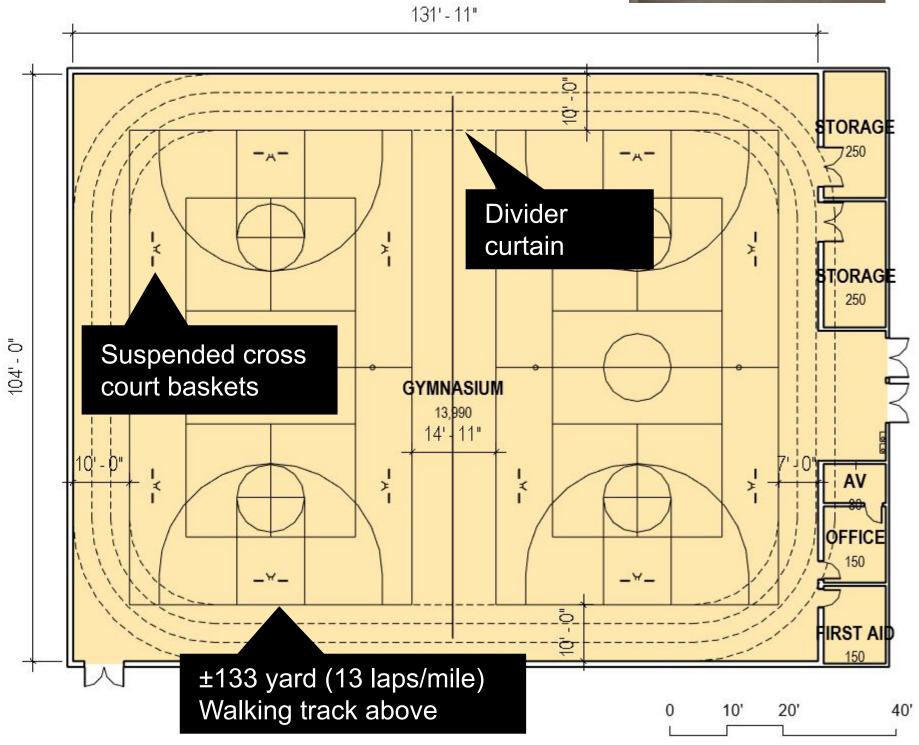
					Subtotal	Gross
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First Aid			150	1	150	
AV Closet			50	1	50	
Aquatics						
Lap pool	۲	25 yard, 8 Lane short course competition pool			services	
Secondary Pool	۲	Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters		ed with		
Rinse Showers		Rinse off zone		•	tead of in	
Spectator Seating		Provided inside aquatics space	lease	d spac	e e	
Waiting Area		Waiting area for parents with children in swim lessons. Climate controlled	350	1	350	
Mechanical		Pool equipment and pumps	2,000	1	2,000	
Storage		Pool equipment and swimming aids	500	1	500	
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#### Community Α fle Multipurpose Rooms Multipurpose Room St Storage Meeting Rooms Sn Catering Kitchen A١ Ar Multi-generational game tal room st Child Watch Dr Support Spaces Locker Rooms / Showers L Family Cabanas F Single User WCs Multi-user WCs Loading/Receiving Mechanical / Boiler Electrical Tel/Data Trash Janitor Storage Closets Scarborough **Community Services** Workstations Offices Meeting Project Layout Kitchenette / Break Room WC / Changing Laundry Storage

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A warming kitchen for catered events	225	1	225	
An area with both soft and hard seating with flexible gaming ables for people of all ages to play tabletop, arcade and pool hall style games	1,500	1	1,500	
Drop-off child care for patrons at the facility	1,000	1	1,000	
			8,350	10,855
ocker rooms with day/long term lockers, showers and WCs	1,800	2	3,600	
Family locker rooms with shower and WC	250	2	500	
	60	4	240	
	300	2	600	
	200	1	200	
	1,500	1	1,500	
	500	1	500	
	250	1	250	
	200	1	200	
	80	2	160	
	200	3	600	
			2,100	2,730
		6	600	
	130	2	260	
	250	1	250	
	250	1	250	
	300	1	300	
	60	2	120	
	80	1	80	

#### **Gymnasium and Walking Track**

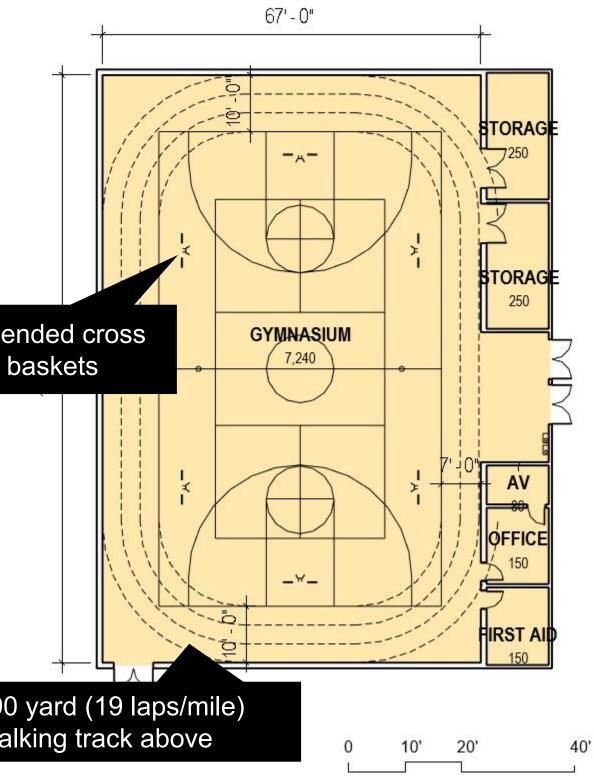
Activities	Pickup / intramural basketball, gymnastics, tumbling, cheer, tennis, pickleball, volleyball, batting practice, open gym, special events
Size	(2) Full-size High School courts, (4) cross courts
Space Description	Multi use recreation space for intramural athletics
Adjacencies	Lobby, locker rooms, fitness studio, patio, outdoor courts, existing recreation paths
Fixtures	Basketball hoops, room divider curtain, <mark>retractable</mark> bleachers, batting cage, volleyball pylons,
Considerations	Acoustic absorption, durable floor finish
Operational Costs and Revenue	Gymnasium are multi-purpose and beginning to be multi-surface. Can be used for much more than just a gymnasium. Exercise walking is the highest rate of participation nationally. Both items are inexpensive to operate by comparison of other areas.



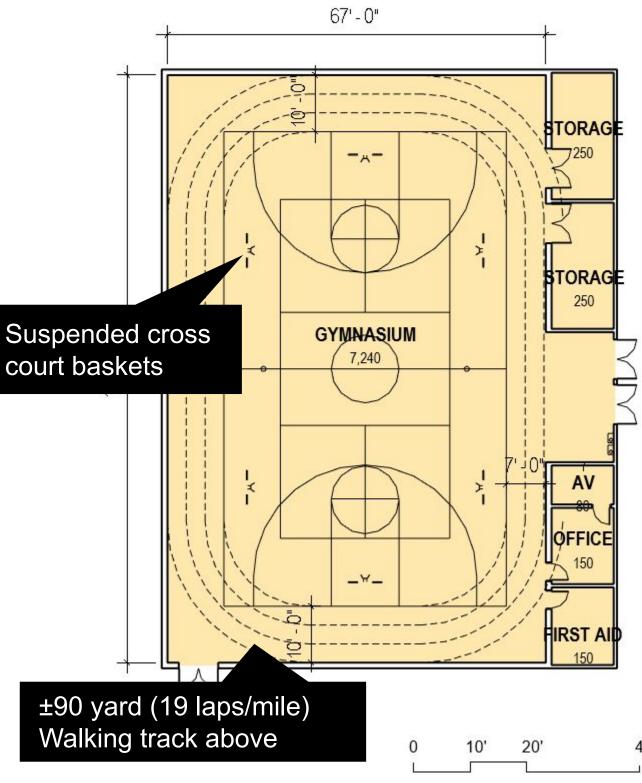


#### **Gymnasium and Walking Track**

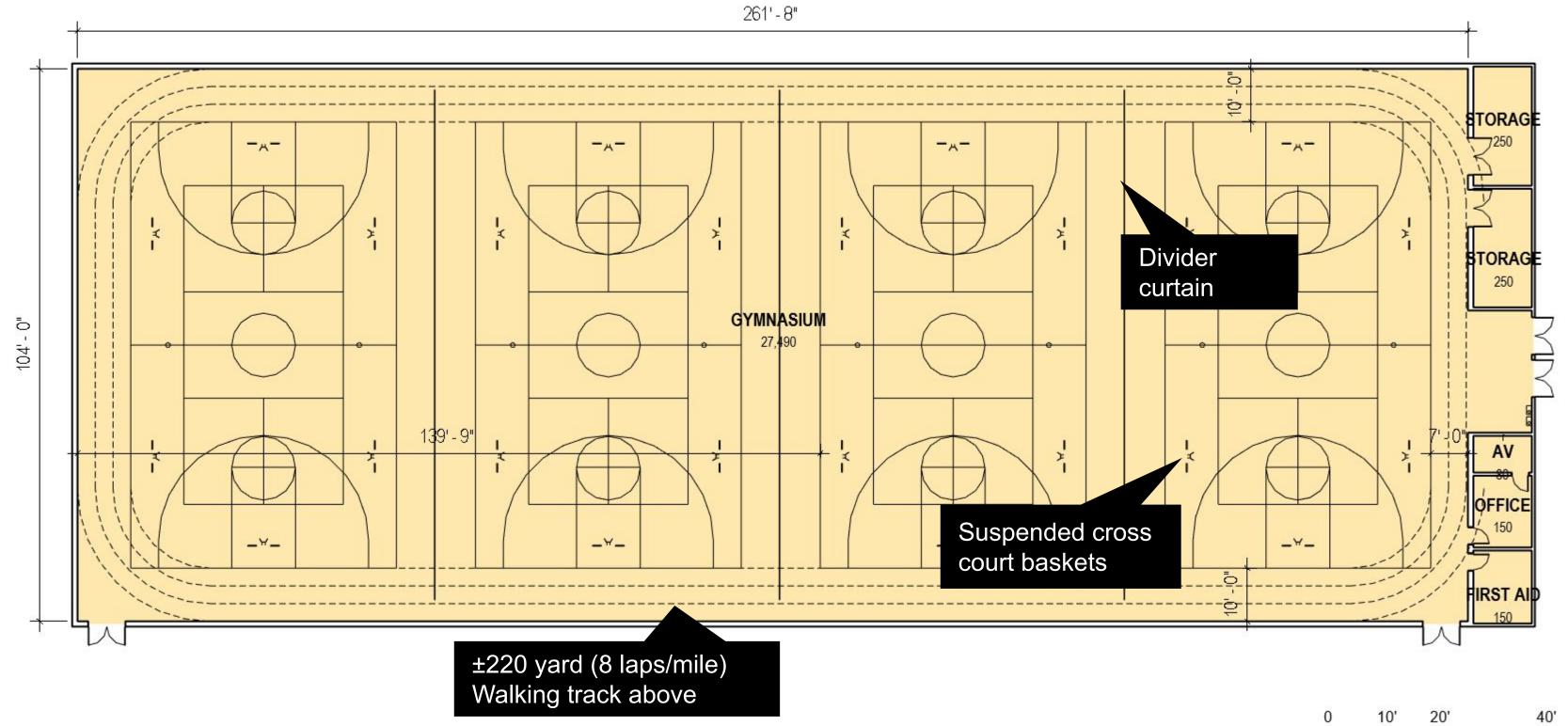
Activities	Pickup / intramural basketball, gymnastics, tumbling, cheer, tennis, pickleball, volleyball, open gym, special events
Size	(1) Full-size High School courts, (2) cross courts
Space Description	Multi use recreation space for intramural athletics
Adjacencies	Lobby, locker rooms, fitness studio, patio, outdoor courts, existing recreation paths
Fixtures	Basketball hoops, volleyball pylons,
Considerations	Acoustic absorption, durable floor finish
Operational Costs and Revenue	Gymnasium are multi-purpose and beginning to be multi-surface. Can be used for much more than just a gymnasium. Exercise walking is the highest rate of participation nationally. Both items are inexpensive to operate by comparison of other areas.



court baskets



#### **Gymnasium and Walking Track**



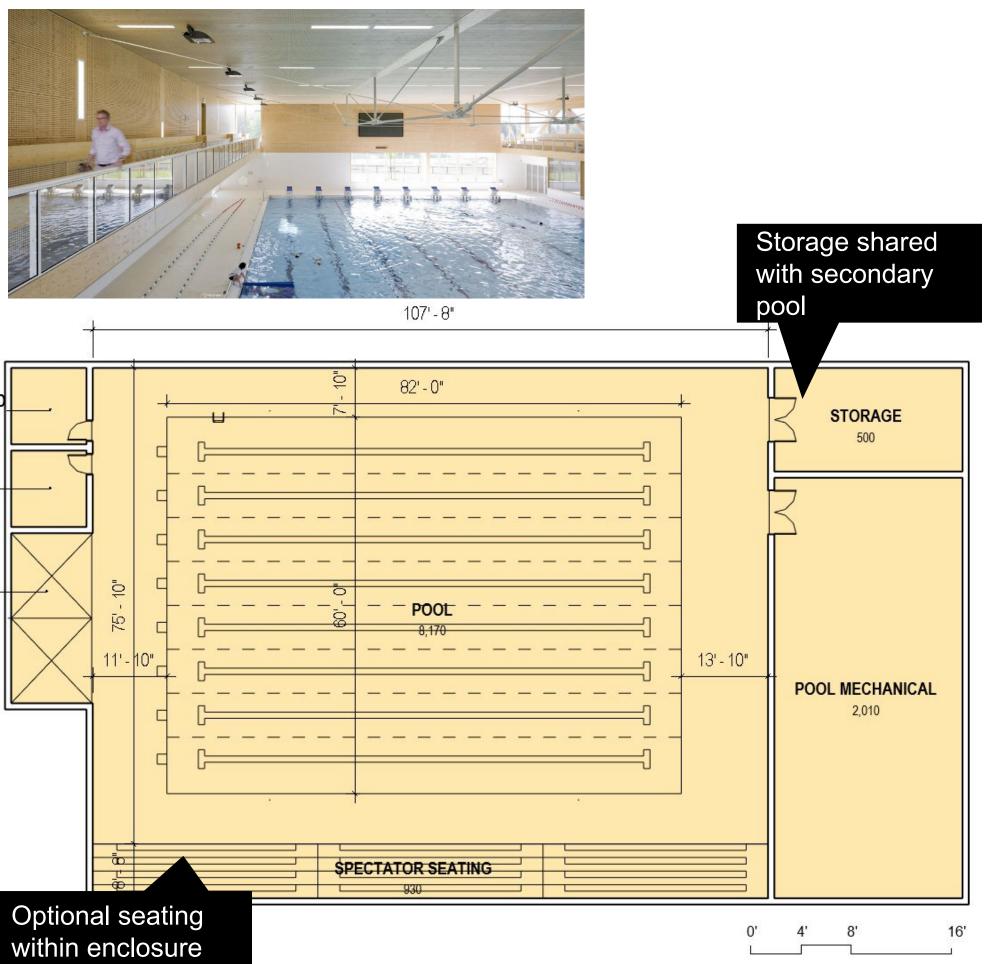
#### **Gymnasium and Walking Track**

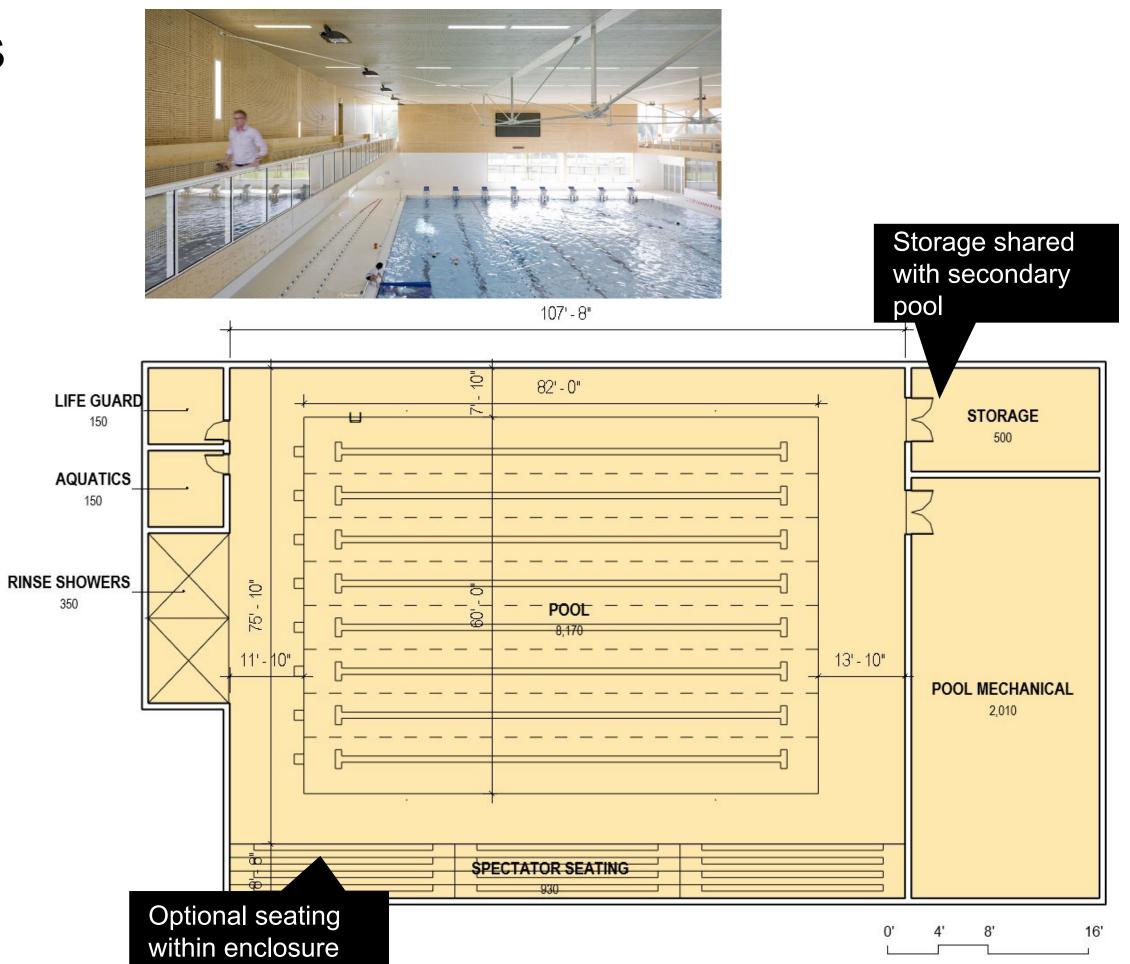
Size Comparison



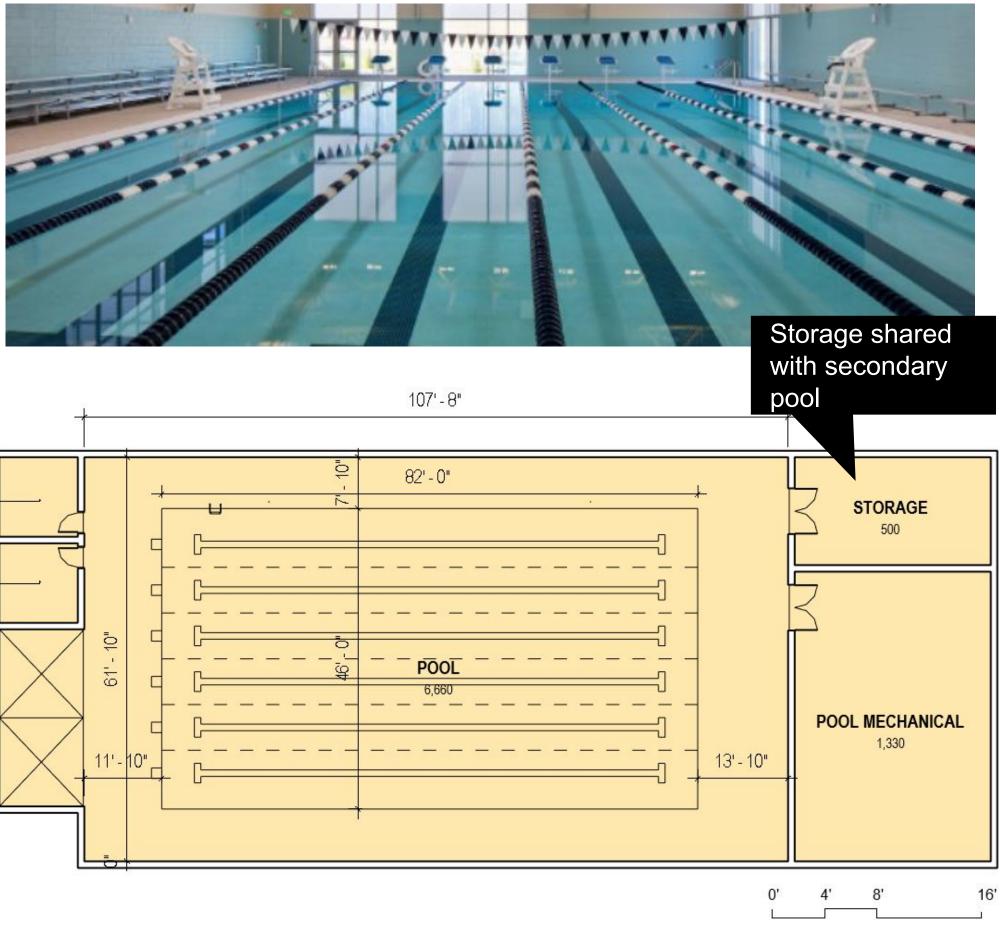
0 10' 20' 40' L\_\_\_\_\_

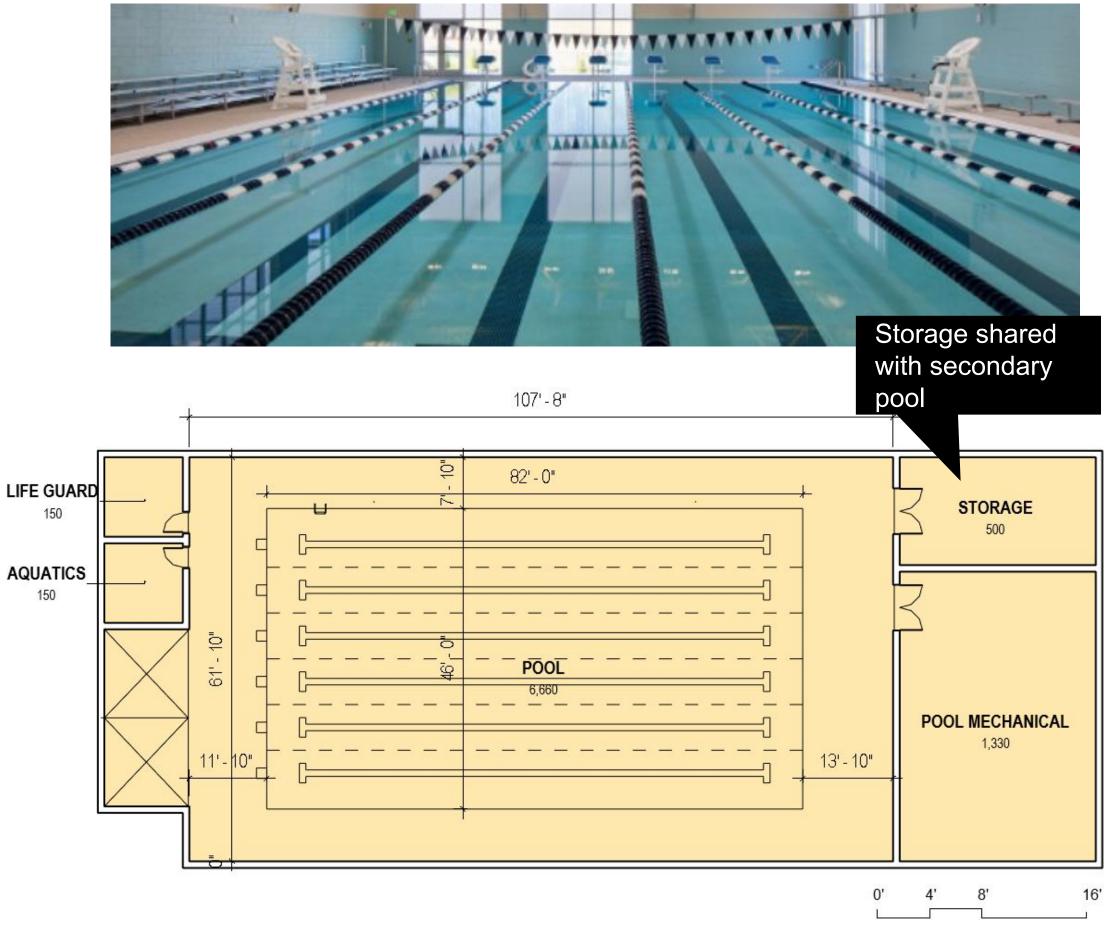
Lap Pool	Goals: Design a facility to be a multi-generational facility that creates an arena to be able to provide programing throughout the day.		
Activities	Swim team practice, competition swimming, learn to swim classes, senior aerobics, aquatic rehab training, recreational lap swimming, SCUBA training, water safety / lifeguard training, private parties.		
Size	8 Lanes short course 25' yard		
Space Description	Multi-generational short-course competition pool with accessible ramp lane		
Adjacencies	Locker rooms, lifeguard / office, bleachers, storage, mechanical		
Fixtures	Diving blocks, diving boards, diving tower		
	Rinse off showers, cubbies and system		
Considerations	Acoustic absorption, Zero depth Operating throughout		
Operational Costs and	Programing a pool throughout operational fee		
Revenue	viability.		



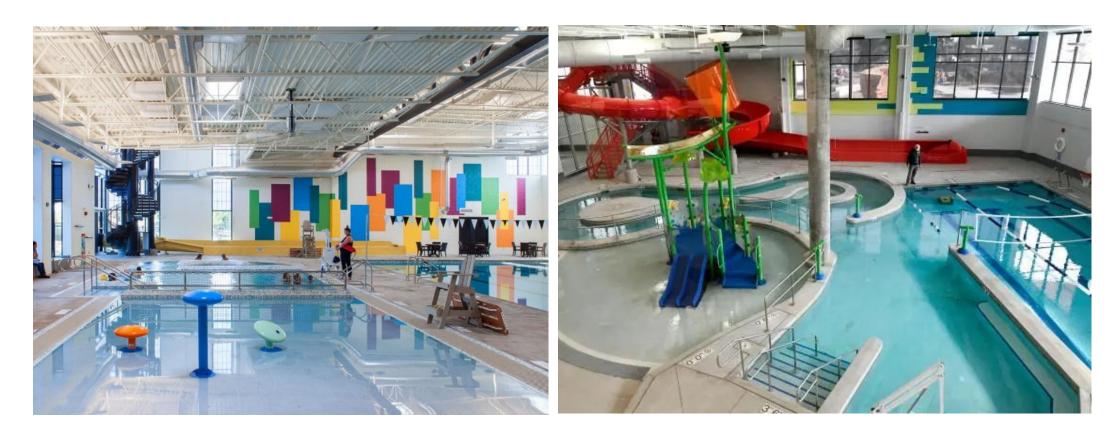


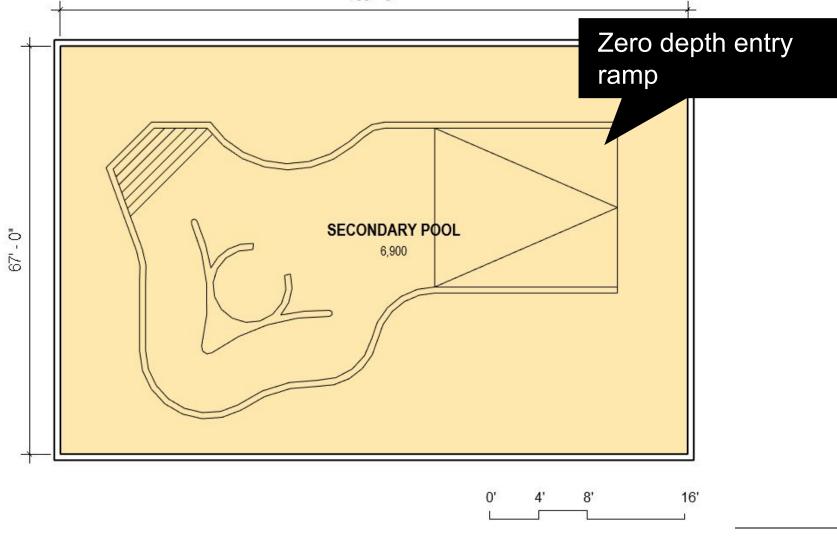
Lap Pool	Goals: Design a facility to be a multi-generational facility that creates an arena to be able to provide programing throughout the day.	
Activities	Swim team practice, competition swimming, learn to swim classes, senior aerobics, aquatic rehab training, recreational lap swimming, SCUBA training, water safety / lifeguard training, private parties.	
Size	6 Lanes short course 25' yard	
Space Description	Multi-generational short-course competition pool	
Adjacencies	Locker rooms, lifeguard / office, bleachers, storage, mechanical	
Fixtures	Diving blocks <mark>, diving boards, diving tower</mark>	
	Rinse off showers, cubbies and system	
Considerations	Acoustic absorption, Zero depth Operating throughout the cay	
Operational Costs and Revenue	Programing a pool throughout operational fee viability.	





Secondary Pool	Goals: Design a facility to be a multi-generational facility that creates an arena to be able to provide programing throughout the day.
Activities	Learn to swim classes, senior aerobics, aquatic rehab training, water safety / lifeguard training, private parties
Size	Secondary Pool with zero depth entry, wading pool, and multi-use area with warmer waters.
Space Description	Recreational pool with play equipment, <mark>zero depth</mark> entry and/or ramp access
Adjacencies	Lap pool, locker rooms, lifeguard / office, bleachers, storage, mechanical
Fixtures	Rinse off showers, cubbies, sound system
Considerations	Acoustic absorption, pool depths Zero depth
	Operating throughout the day
Operational Costs and Revenue	Programing a pool throughout operational fee viability.



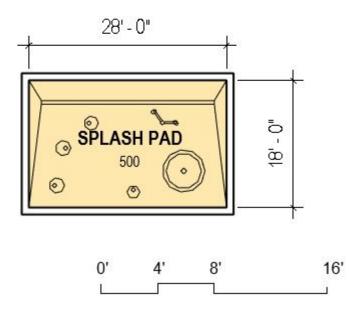


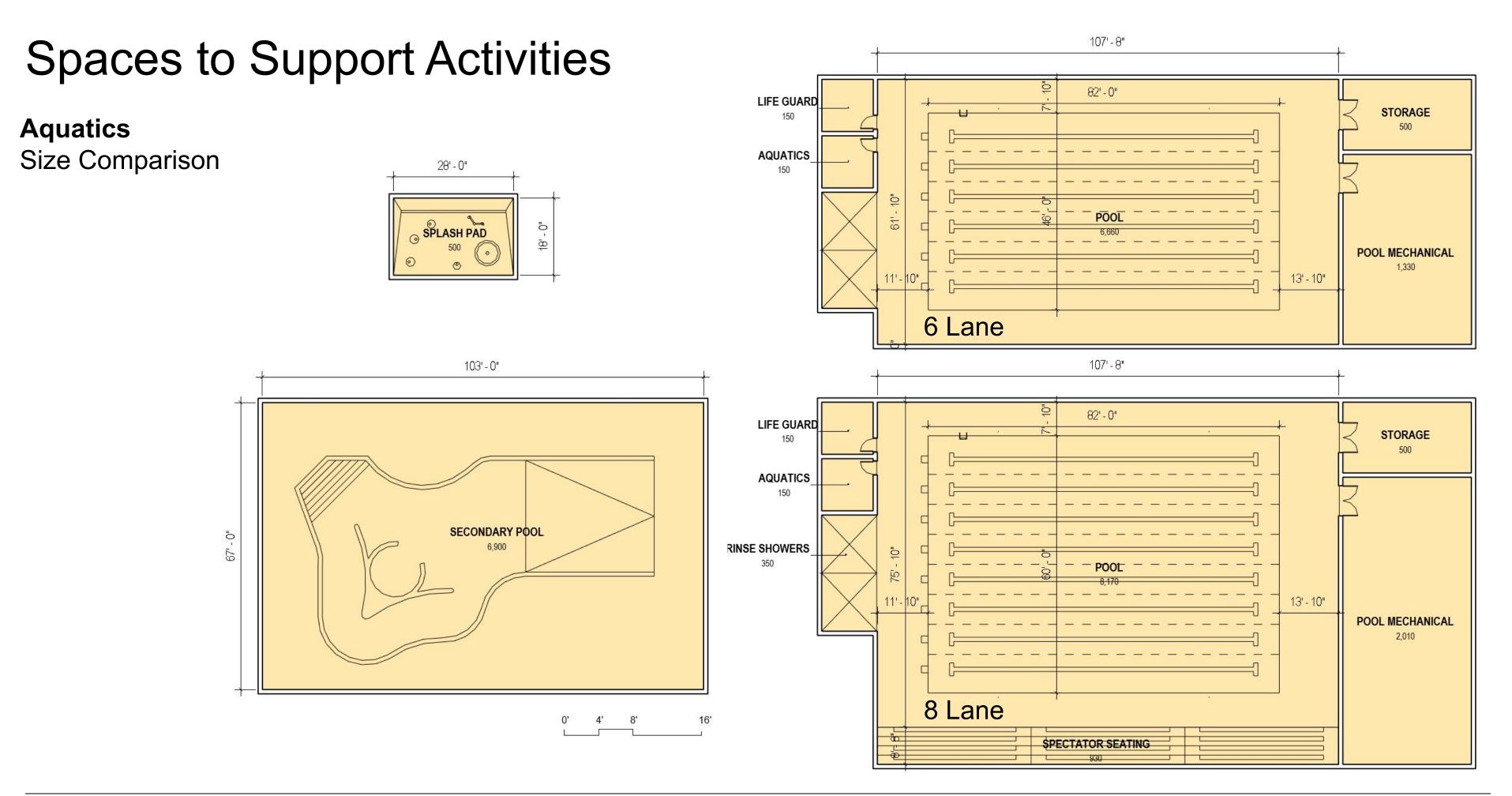
103' - 0"

#### Splash Pad

Activities	Water socialization, splashing and sitting
Size	Shallow/no depth splash area for small children to become accustomed to water
Space Description	Spray equipment
	Indoor / outdoor
Adjacencies	Lap pool, secondary pool, ocker rooms, lifeguard / office, bleachers, storage, mechanical
Fixtures	Rinse off showers, cubbies, sound system
Considerations	Acoustic absorption, pool depths Zero depth
	Operating throughout the day
Operational Costs and Revenue	Programing a pool throughout operational fee viability.

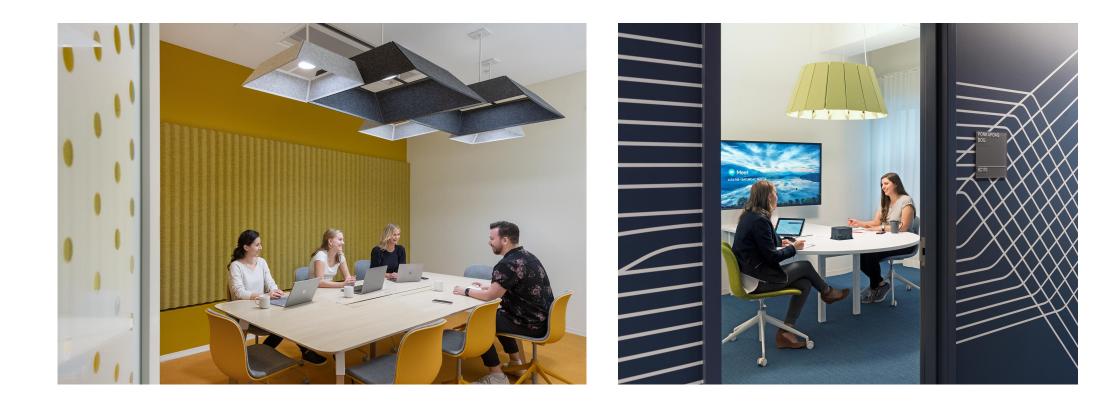


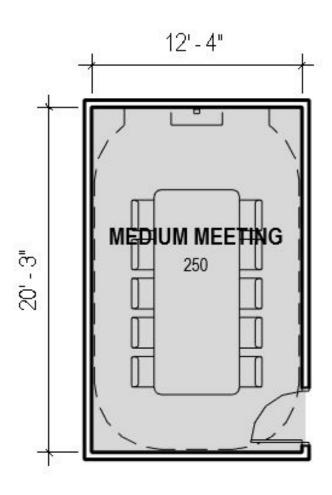


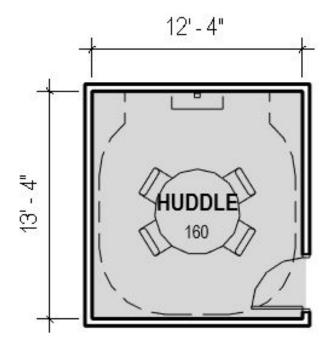


#### Meeting and Huddle Rooms

Activities	HOA meetings, community group meetings, SCS meetings
Occupants	4 - 10 person table
Space Description	Small to medium conference rooms that could be rented hourly/daily or longer for small group meetings or individual consulting
Adjacencies	Reception, changing room, locker rooms, SCS offices
Fixtures	Foldable conference table, chairs, AV conferencing
Considerations	Acoustic separation, variable lighting, lockable storage, furniture storage
Operational Costs and Revenue	

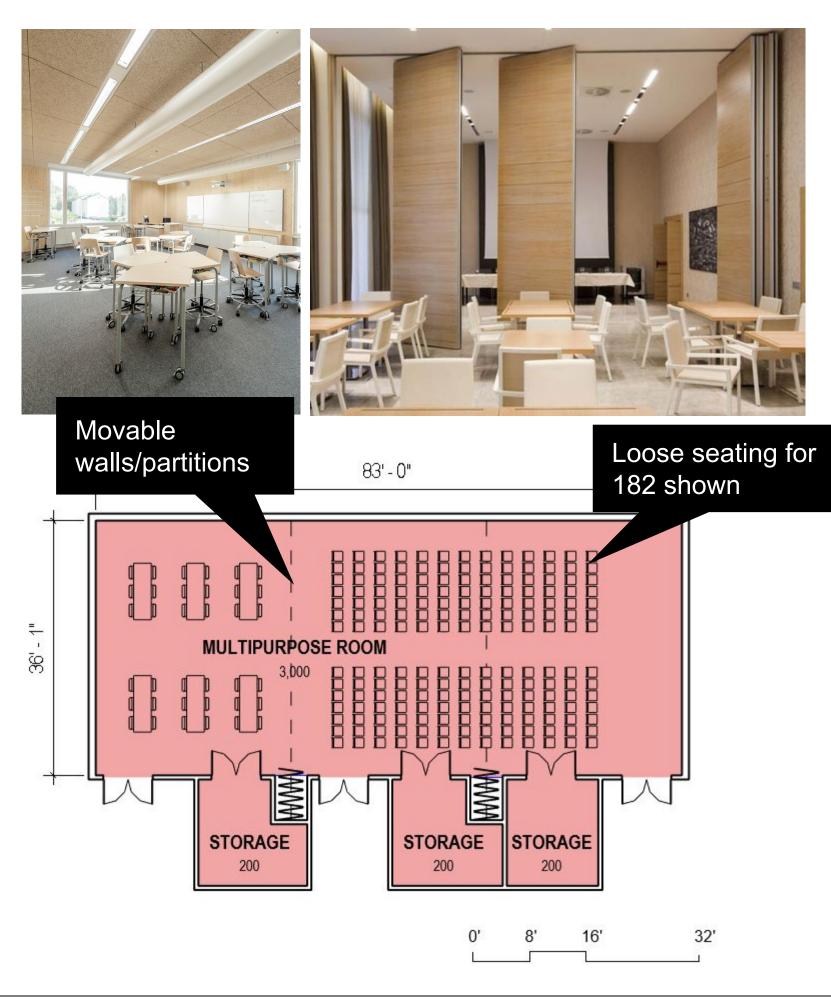






#### **Multipurpose Rooms**

Activities	Youth clubs, movie night, lunch and learns, seminars, Bingo, support groups, HOAs/community groups, preschool breakout activities
Occupants	Able to be subdivided into classroom / meeting rooms depending on the size Workshop @ 36 people Seminar @ 70 people Lecture @ 182 people XL @ 322 people
Space Description	A flexible interior space with adjustable partitions that can be programmed for multiple sizes and reconfigured with flexible furniture for seminars or catered events and tradeshows
Adjacencies	Reception / lobby, warming kitchen / catering kitchen, multiuser WCs, childcare, furniture storage
Fixtures	Moveable furniture, built-in millwork and sinks
Considerations	Openings to the lobby, built-in millwork and sinks, acoustic separation while partitioned, multiple points of access, A/V for presentation and teleconference,
Operational Costs and Revenue	Relatively inexpensive to operate, but come with opportunities to generate significant revenue. The finishes in these spaces become crucial in terms of the market and ability to set an appropriate price point.



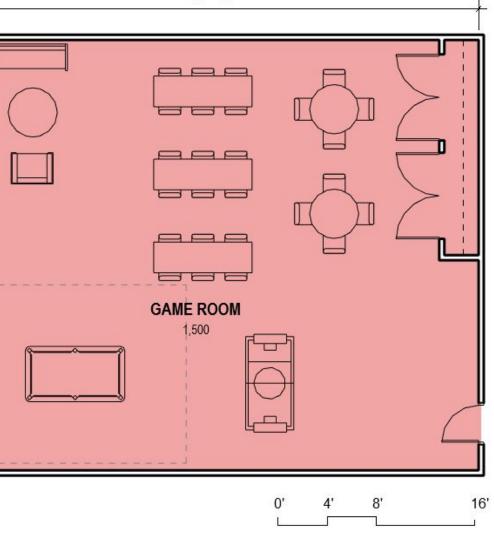
#### **Multi-Generational Game Room**

Activities	Board games, puzzles, chess, Lego building, pi pong, Televised sports, video gaming, esports competitions	The location of the building will in part determine the		
Occupants	TBD Pending Discussion	program	A	
Space Description	An area with both soft and hard seating with flex gaming tables <b>for people of all ages</b> to play tabletop, arcade and pool hall style games that of host community movies and TV sporting events viewed on large screen TV.	The game room should be a single, multigenerational	+	
Adjacencies	Reception / Lobby, cafe	space. The time of day may determine who is		
Fixtures	TVs, game consoles, lockable storage, comforta seating, games tables, ping pong table, pool tab darts, foosball, entertainment center, air hockey		- 0"	
Considerations	Acoustic separation from other program and absorption within the space		35	r - 1
Operational Costs and Revenue				1





43' - 0"



### **Community Activity Charrette**

### **Meeting Times**

Middle School (11:15am - 12:00pm)

High School (12:15pm - 1:00pm)

Break (1:00pm - 2:00pm)

Adults at Hub for Gingerbread Making (2:00pm -3:30pm)

Break (3:30pm - 5:00pm)

Open @ HUB (5:00pm - 7:00pm)

# Thank You!

